

March 14, 2016

Mr. Chad Williams, Project Manager
The Maryland-National Capital Parking and Planning Commission
County Administration Building
14741 Governor Bowie Drive
Upper Marlboro, MD 20772

RE: Zoning Ordinance Re-write
City of Greenbelt Comments on Module 1

Dear Mr. Williams:

Thank you for presenting Module 1 to the Four Cities Coalition on January 27, 2016. The presentation was very informative and helped the Greenbelt City Council gain an understanding of the purpose and organization of the project. Recently, the Greenbelt City Council met with City planning staff to discuss Module 1, in terms of its application to Greenbelt.

Of particular concern to the City is process. The City is concerned that it will be asked to endorse a new zoning ordinance prior to having an understanding of how the new zones will be applied to property within Greenbelt. The mapping of zones must precede the adoption of the new zoning ordinance so that municipalities and the public have an opportunity to discuss the new zones in the context of their specific situation(s), and to clearly understand how they will be impacted. The public and municipalities should be actively involved in the mapping process.

Also of great concern to the City is the by right development process defined in Module 1. The City is concerned that this approach will result in municipal reviews being bypassed on significant development projects that warrant municipal and public review and comment. The municipal review process has played a vital role in bringing quality development to the County, and diminishing this role is contrary to the public's best interest. The approval review process for projects within Transit-Oriented/Activity Center base zones need to account for some level of municipal review and input.

The City has shared its concerns with and your staff regarding the proposed deletion of the R-P-C zone, and its potential impact on Historic Greenbelt. The City Council was happy to learn that you will be working with our planning staff in the coming months to look at the applicability of a Neighborhood Conservation Overlay Zone as a tool to preserve the historic planned community principles. We look forward to learning more about this approach.

In addition to the issues above, the City has a series of concerns and questions with Module 1 that are reflected in the attached comment sheets. These comments address substantive issues, seek

clarification on various terms and standards, and highlight minor grammatical items. The City looks forward to working with you and your staff to address the City's comments, and to work towards a zoning ordinance that fulfills the purposes the project, while protecting and representing the interests of the City.

In conclusion, the City would like to take this opportunity to re-iterate its interest in having the zoning re-write project address the role of municipalities in the development review process and the potential for delegating greater review authority to municipalities as a means of streamlining the County's review process, which as you know is a primary goal of the project.

The City thanks you for the opportunity to comment on Module 1. If you have any questions please contact Terri Hruby, Assistant Planning Director at (301) 345-5417.

Sincerely,

Emmett V. Jordan
Mayor

cc. City Council
The Honorable Todd M. Turner
Michael P. McLaughlin, City Manager
Celia Craze, Director of Planning and community Development